

**5. OFFICIAL PLAN AMENDMENT FILE OP.05.009
1275621 ONTARIO INC.
PRELIMINARY REPORT**

P.2005.36

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.05.009 (1275621 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be determined when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Official Plan to redesignate the subject lands from "Medium Density Residential/Commercial" with a "Neighbourhood Commercial Centre" designation overlay and "Low Density Residential" to "High Density Residential/Commercial" to permit a density of 150 units/ha on a 5.64 ha parcel of land.

The increase in density would facilitate the future development of high-rise apartment and townhouse uses, and ancillary convenience commercial uses.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southeast corner of Major Mackenzie Drive and Dufferin Street, in Part of Lot 20, Concession 2, City of Vaughan. The 5.64ha irregular-shaped lot has 68 m frontage along Major Mackenzie Drive and 240 m flankage along Dufferin Street, and is vacant.

The subject lands are designated "Medium Density Residential/Commercial" and "Low Density Residential" by OPA No. 600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Major Mackenzie Drive; open space (OS5 Open Space Environmental Protection Zone)
- South -vacant/future residential and neighbourhood park (Approved Draft Plan of Subdivision 19T-95065)
- East - valleylands (OS5 Open Space Environmental Protection Zone)
- West - Dufferin Street; vacant/future commercial (C4 Neighbourhood Commercial Zone)

On May 13, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the appropriateness and compatibility of the proposed redesignation to "High Density Residential" to permit residential apartment and townhouse dwelling units at increased density levels, together with commercial uses, will be reviewed; the applicant should submit a conceptual development plan to demonstrate how the property can be developed;
- the impact of introducing a higher residential density upon the services for the subdivision and the entire Block 11 as a whole with respect to the allocation of water and sanitary sewage and associated phasing of services, stormwater management, school enrollment capacity, parkland dedication, and traffic, will be reviewed;
- the impact of a high density development outside of the Carrville District Centre, being the planned concentrated node for commercial and high density residential development at the four corners of Dufferin Street and Rutherford Road will be reviewed;
- the status and future disposition of the heritage dwelling located on the property will need to be resolved; and
- if the subject Official Plan Amendment application is approved, the site and building design, parking, access, landscaping and engineering for the apartment and townhouse residential, and ancillary commercial uses will be reviewed upon submission of a zoning by-law amendment and site plan applications.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the application, together with comments expressed at the Public Hearing, or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed redesignation of the subject lands to "High Density Residential" to permit residential apartment and townhouse dwelling units at increased density levels, and the impact on services within the subdivision, Block 11, and the Carrville District Centre, will be reviewed.

Attachments

1. Location Map
2. Draft Plan of Subdivision

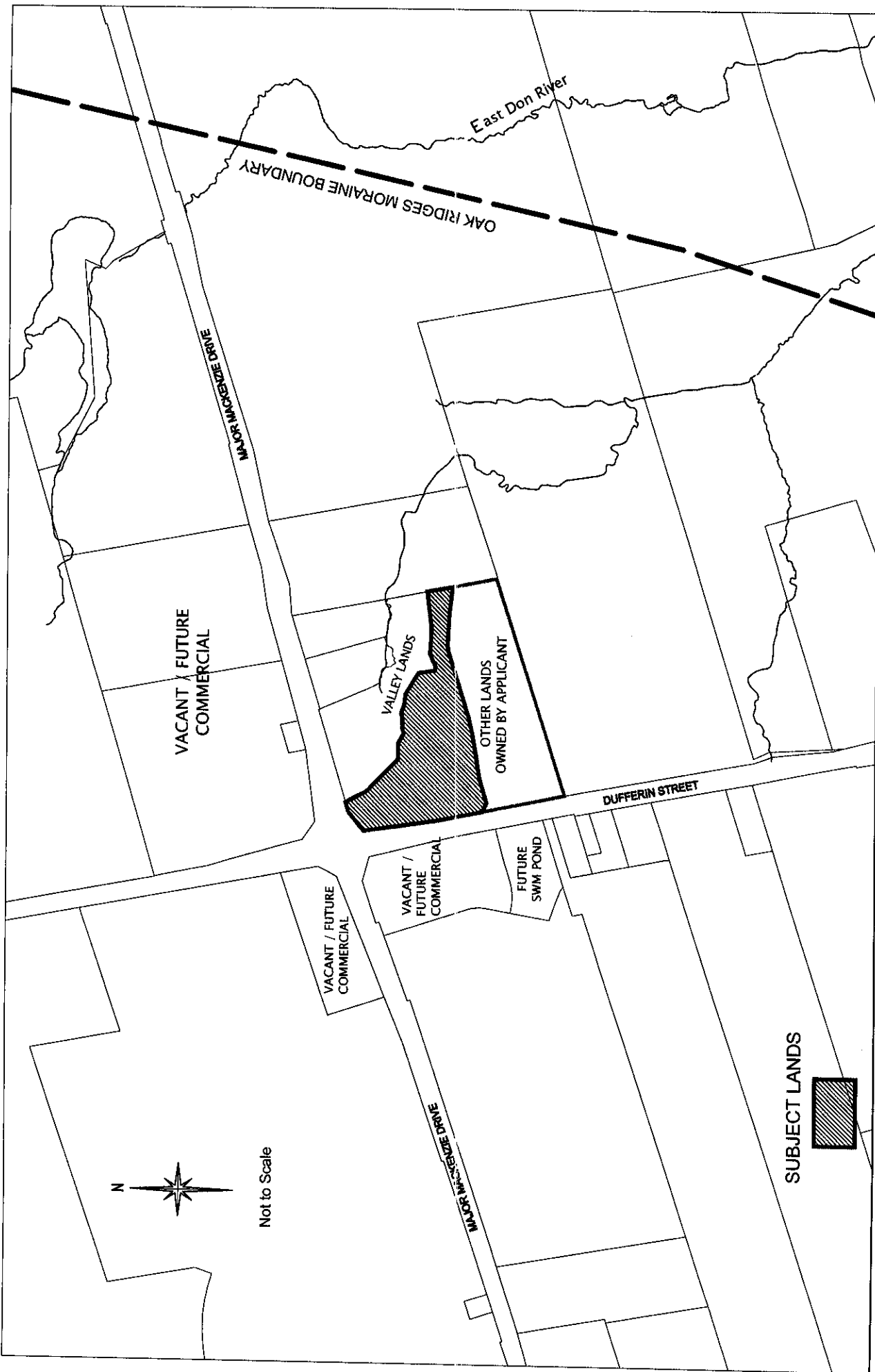
Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
 Commissioner of Planning
 /CM

MARCO RAMUNNO
 Director of Development Planning



Location Map

Part of Lot 20,
Concession 2
APPLICANT:
 1275621 ONTARIO INC.

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City of
Vaughan

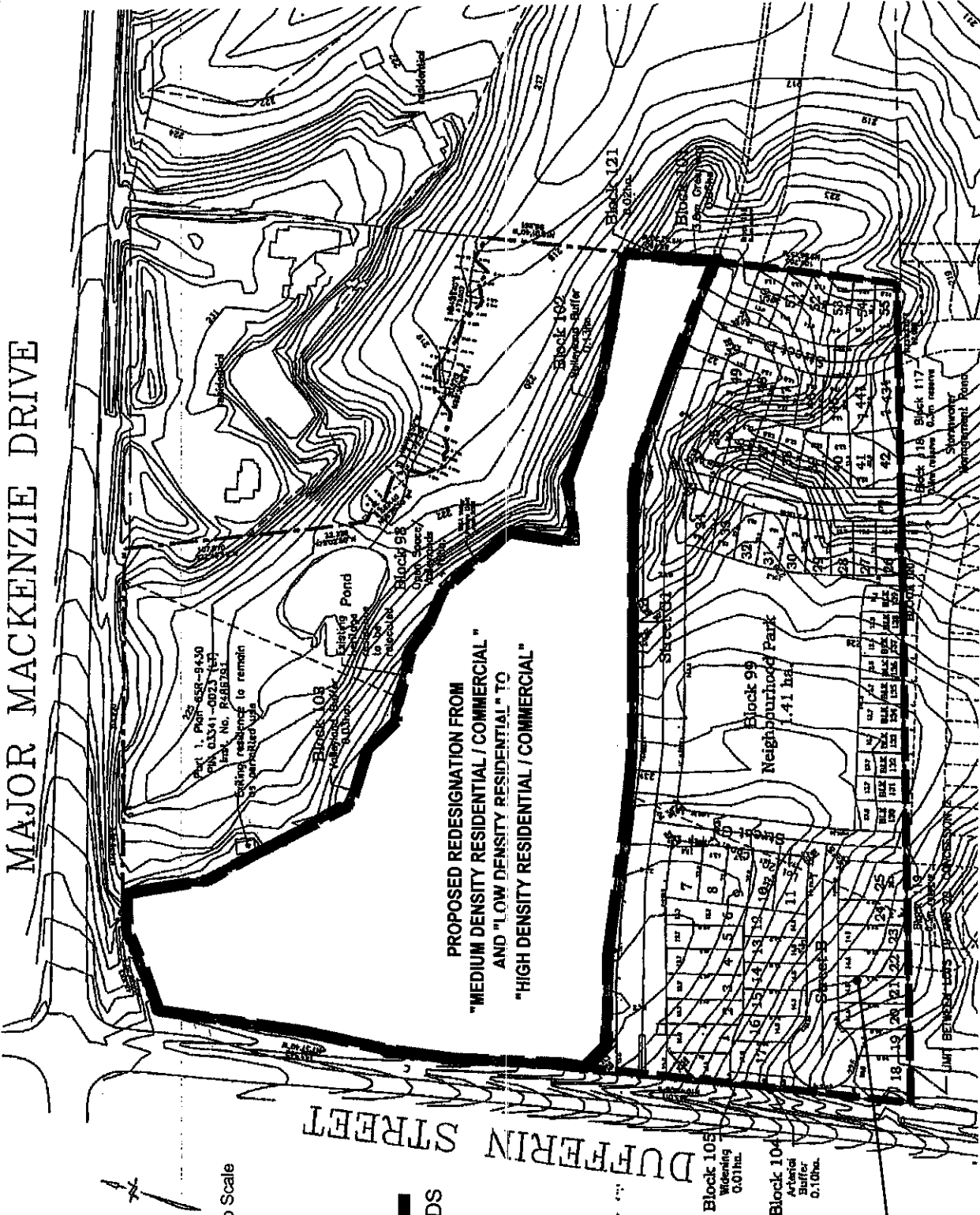
Development Planning Department

Attachment



FILE No.:
 OP.05.009
 RELATED FILES:
 19T - 95065 & Z.03.070
 May 30, 2005

MAJOR MACKENZIE DRIVE



Not to Scale


SUBJECT LANDS


OTHER LANDS OWNED BY APPLICANT

PROPOSED REDESIGNATION FROM
"MEDIUM DENSITY RESIDENTIAL / COMMERCIAL"
AND "LOW DENSITY RESIDENTIAL" TO
"HIGH DENSITY RESIDENTIAL / COMMERCIAL"

Part 1, Plan 458-9-630
 P.O. 03341-0023 (19)
 Lot No. B48781
 Existing residence to remain
 to be subdivided

Draft Plan of Subdivision

Part of Lot 20, Concession 2

APPLICANT: 1275621 ONTARIO INC.

NA\DRFL1 ATTACHMENTS\OP\05.05.009

City of
Vaughan

Development Planning Department

Attachment

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FILE No.: OP.05.009
 RELATED FILE: 19T - 95065 & Z.03.070
 May 30, 2005